



Babbington Street
Tibshelf Alferton



Property Description

Hall and Benson are delighted to offer for sale this well presented modern three bedroom mid town house. Located in the ever popular village of Tibshelf having excellent road network links and being with in easy reach of local amenities.

The well presented accommodation briefly comprises of- Hall, W.C, Lounge and Breakfast Kitchen. To the first floor there are Three bedrooms and a family Bathroom.

The front of the home has the benefit of off road parking and the rear has an enclosed rear garden.

Offered for sale with no upward chain- Call 01773 521771 to view!!

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Hall

The home is entered via a front entrance door to the Hall. With a gas central heating radiator.

W.C

With a low level WC and a wash hand basin.

Lounge

With a UPVC double glazed window to the front elevation, a gas central heating radiator, stairs rising to the first floor and ceiling light.

Kitchen

Fitted with a matching range of wall and base units with complementary work surfaces. A sink drainer unit with mixer tap over, gas hob and electric fan assisted oven and space for white goods. There is a UPVC double glazed window to the rear elevation and UPVC French doors to the rear. Ceiling lights and a gas central heating radiator.

Landing

With loft hatch access and doors leading to-

Bedroom One

With a UPVC double glazed window to the front elevation, a gas central heating radiator, carpet and ceiling light.

Bedroom Two

With a UPVC double glazed window to the rear elevation, a gas central heating radiator and ceiling light.

Bedroom Three

With a UPVC double glazed window to the

rear elevation, a gas central heating radiator and a ceiling light.

Bathroom

Fitted with a white three piece suite comprising of paneled bath with shower over, a pedestal wash hand basin and low level W.C there is a heated towel rail, extractor fan and ceiling lights.

Outside

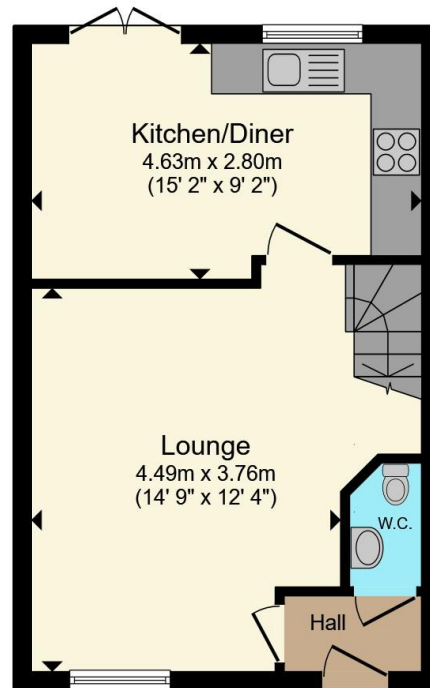
A driveway providing off road parking to the front of the home.

The rear of the home enjoys a fully enclosed rear garden which is mainly laid to lawn.

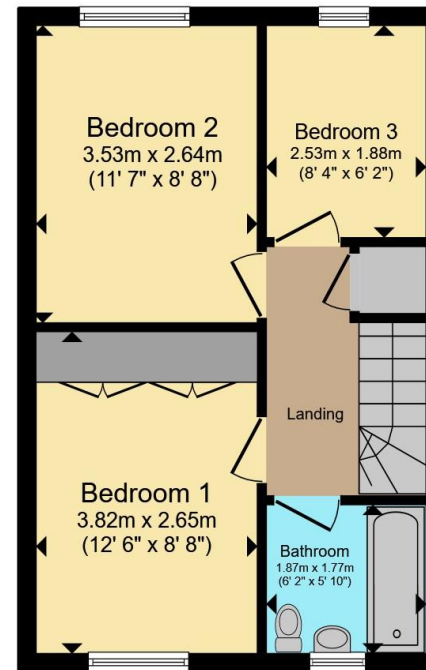








Ground Floor



First Floor

Total floor area 68.8 m² (741 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Hall & Benson on

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22A High Street
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EPC Rating: C Council Tax
Band: B

view this property online hallandbenson.co.uk/Property/ALF104512

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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